

**ADJOURNED REGULAR MEETING**  
Tuesday, June 03, 2014  
DUBLIN CIVIC CENTER, 100 Civic Plaza  
**DUBLIN CITY COUNCIL**  
**A G E N D A**

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**ADJOURNED REGULAR MEETING 5:30 PM**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ORAL COMMUNICATIONS**
  - 3.1. **Report on the Year-End Results for the 4 R's Challenge** [\[STAFF REPORT\]](#)  
The City Council will receive a report on the activities of the Dublin Unified School District (DUSD) recycling contest for elementary schools and recognize the year-end top recyclers.  
**STAFF RECOMMENDATION:**  
Receive the report and recognize Fallon Middle School, Dublin Elementary, Frederiksen Elementary and Dougherty Elementary School for their recycling efforts.
  - 3.2. **Recognition of Achievement: Kolb Elementary School, 2014 Pollution Solution Golden Sneaker Contest** [\[STAFF REPORT\]](#)  
The City Council will recognize Kolb Elementary School for their victory in the Safe Routes to Schools' "2014 Pollution Solution Golden Sneaker Contest."  
**STAFF RECOMMENDATION:**  
Present the certificate of recognition.
  - 3.3. **Report on 2013 Dublin Pride Week Activities** [\[STAFF REPORT\]](#)  
The City Council will formally recognize the contributions made by various individuals and organizations that helped make the 2014 Dublin Pride Week a successful community event. The City Council will also recognize the Dublin Pride Week Poster Contest and Essay Contest winners.  
**STAFF RECOMMENDATION:**  
Receive the 2014 Dublin Pride Week activities report, recognize the sponsors and the poster and essay contest winners.
  - 3.4. **Recognition of Achievement: Dublin High School Robotics and Engineering Academy Students, 2014 Robotics VEX World Championship and 2014 Project Lead the Way Introduction to Engineering Design East Bay Regional Challenge** [\[STAFF REPORT\]](#)  
The City Council will recognize Dublin High School Robotics Club and Engineering Academy students for their respective achievements in the 2014 Robotics VEX World Championship and 2014 Project Lead the Way Introduction to Engineering Design East Bay Regional Challenge.  
**STAFF RECOMMENDATION:**  
Present the certificates of recognition.

**3.5. Appointments to Youth Advisory Committee and Student Representative to Parks and Community Services Commission [\[STAFF REPORT\]](#)**

Mayor Sbranti is recommending the appointment of three middle school and 10 high school youth, along with three alternates, to the Youth Advisory Committee for the term of June 2014 through May 2015. Mayor Sbranti is also recommending the appointment of Alicia Tran as the Student Representative to the Parks and Community Services Commission.

**STAFF RECOMMENDATION:**

Confirm the Mayor's appointments to the Youth Advisory Committee and the Student Representative to the Parks and Community Services Commission for the 2014 – 2015 terms.

**3.6. Public Comments**

At this time, the public is permitted to address the City Council on non-agendized items. Please step to the podium and clearly state your name for the record. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked, or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the City Council MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code Section 54954.2(b)(1)(2)(3).

**4. CONSENT CALENDAR**

Consent Calendar items are typically non-controversial in nature and are considered for approval by the City Council with one single action. Members of the audience, Staff or the City Council who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor to remove the item.

**4.1. Minutes of the Special City Council Meeting of May 16, 2014, and the Regular City Council Meeting of May 20, 2014 [\[STAFF REPORT\]](#)**

The City Council will consider approval of the minutes of the Special City Council meeting of May 16, 2014, and the Regular City Council meeting of May 20, 2014.

**STAFF RECOMMENDATION:**

Approve the minutes of the Special City Council meeting of May 16, 2014, and the Regular City Council meeting of May 20, 2014.

**4.2. Approval of a Memorandum of Understanding with Alameda County Sheriff's Office for the Operation of the East County Animal Shelter [\[STAFF REPORT\]](#)**

The Cities of Dublin, Livermore, and Pleasanton (Cities) and Alameda County (County) jointly own and operate the East County Animal Shelter (Shelter) located at 4595 Gleason Avenue in Dublin. Since its opening in 1994, the Shelter has been operated by the Alameda County Sheriff's Office in accordance with a Memorandum of Understanding for Animal Shelter Services (MOU). The MOU has expired and the Cities and County have worked cooperatively to prepare an amended MOU that retains the Sheriff's role as Shelter operator for a period of three years with a provision for two extensions of two years each. The Cities and County pay for the Sheriff's services based on the number of live animals processed through the shelter.

**STAFF RECOMMENDATION:**

Adopt a **Resolution** Authorizing the City Manager to Execute the Memorandum of Understanding Animal Shelter Services.

**4.3. Dublin Ranch Subarea 3 Planned Development Rezone with Related Stage 2 Development Plan for a 437 Unit Project on 64 Acres [\[STAFF REPORT\]](#)**

The Applicant requests approval of a Planned Development Rezone with a Stage 2 Development Plan for a 437-unit residential project consisting of 330 detached units and 107 attached condominium townhomes. The project also includes space for a Neighborhood Park, Stream Corridor and undeveloped land designated Rural Residential/Agriculture.

**STAFF RECOMMENDATION:**

Waive the reading and adopt an **Ordinance** Approving a Stage 2 Development Plan for Dublin Ranch Subarea 3.

**4.4. Nielsen Residential Project Approval of Alternate Method of Compliance with the Inclusionary Zoning Regulations through Payment of Fees in Lieu of Construction of Affordable Ownership Units [\[STAFF REPORT\]](#)**

William Lyon Homes, Inc., a California corporation (“Developer”), has proposed to pay fees in lieu of constructing five (5) inclusionary units for the Nielsen Residential Project. The proposed fee payment is \$109,573 per unit, for a total of \$547,865. Staff has determined that the proposed payment of fees is consistent with the purposes of the City’s Inclusionary Zoning Regulations. Therefore, Staff recommends that the City Council approve the proposed fee payment as an alternate method of compliance pursuant to Dublin Municipal Code section 8.68.040.E.

**STAFF RECOMMENDATION:**

Adopt a **Resolution** Approving an Alternate Method of Compliance with the Inclusionary Zoning Regulations for the Nielsen Residential Project in the Form of Payment of Fees In Lieu of Construction of Affordable Ownership Units.

**4.5. Adoption of Revised Ordinance Relating to Animal Control Appeals [\[STAFF REPORT\]](#)**

This is the second reading of an ordinance introduced at the regularly scheduled City Council meeting on May 6, 2014. The ordinance provides clarity and consistency regarding the process for handling appeals after it was recently determined by City staff that portions of the Code dealing with animal control appeals are internally inconsistent.

**STAFF RECOMMENDATION:**

Waive the reading and adopt an **Ordinance** Revising Section 5.36 of the Dublin Municipal Code.

**4.6. Wallis Ranch Planned Development Rezone with Amended Stage 1 and Stage 2 Development Plan [\[STAFF REPORT\]](#)**

The Applicant, Trumark Homes LLC, has requested approval of a project for 806 homes (previously approved for 935 units) in a gated community of eight neighborhoods with related parks, open space and improvements. The City Council will consider adopting a Planned Development Rezone with amended Stage 1 and 2 Development Plan.

**STAFF RECOMMENDATION:**

Waive the reading and adopt an **Ordinance** Approving the Planned Development Rezone with Stage 1 and Stage 2 Development Plan Amendment for Wallis Ranch.

**4.7. Approval of Engineer's Reports and Appointing a Time and Place of Hearing Protests for 5 Assessment Districts: Citywide Street Lighting Maintenance Assessment District 83-1; Landscaping and Lighting Maintenance Assessment District 83-2 (Stagecoach Road); Landscaping and Lighting Maintenance Assessment District 86-1 (Villages at Willow Creek); Landscaping and Lighting Maintenance Assessment District 97-1 (Santa Rita Area); Street Lighting Maintenance Assessment District 99-1 (Dublin Ranch Area and Tracts 7067, 7586, 8024, 8073, 8074) [\[STAFF REPORT\]](#)**

The City Council will consider approval of the Engineer’s Report for the 2014-15 assessment and set a public hearing date of June 17, 2014. Citywide Street Lighting Maintenance District 83-1 pays the cost of energy and maintenance for the City’s street light system, except for the lights included in Street Lighting Maintenance Assessment District 99-1. Landscaping and Lighting Maintenance Assessment District 83-2 (Stagecoach Road) pays the cost of utilities and maintenance for landscaping improvements along Stagecoach Road and on the interior slopes of the Dublin Hills Estates development. Landscaping and Lighting Maintenance Assessment District No. 86-1 (Villages at Willow Creek) pays the cost of utilities and maintenance for certain landscaping improvements associated with the Villages at Willow Creek development. Landscaping and Lighting Maintenance Assessment District 97-1 (Santa Rita Area) pays the cost of utilities and maintenance for certain landscaping improvements within the Santa Rita development area.

**STAFF RECOMMENDATION:**

Adopt **Resolutions** Approving the Engineer’s Reports and setting a public hearing date and time of June 17, 2014, at 7:00 p.m. in the City Council Chambers, located at 100 Civic Plaza, Dublin, for the purpose of hearing any comments to the proposed Fiscal Year 2014-2015 assessments for: Citywide

Street Lighting Maintenance Assessment District No. 1983-1; Landscaping and Lighting Maintenance Assessment District No. 1983-2 (Tract 4719); Landscaping and Lighting Maintenance Assessment District No. 1986-1 (Villages at Willow Creek); Landscaping and Lighting Maintenance Assessment District No. 1997-1 (Santa Rita Area); and Street Lighting Maintenance Assessment District No. 1999-1 (Dublin Ranch Area and Tracts 7067, 7586, 8024, 8073, 8074)

**4.8. Approval of Change Order for Maintenance Yard Improvements [\[STAFF REPORT\]](#)**

On June 18, 2013, the City Council awarded a Contract to Midstate Construction to construct two Capital Improvement Projects - the Maintenance Yard Facilities Project and the Public Safety Complex Project. Staff is seeking City Council authorization for the City Manager to approve Change Order #70 to Contract #12-13 / 12-14. This Change Order will allow for the additional pavement of failing sections at the Maintenance Yard Facilities Project on Scarlett Court.

**STAFF RECOMMENDATION:**

Adopt a **Resolution** Authorizing the City Manager to Execute Change Order #70 to Contract #12-13/12-14 for the Public Safety Complex and Maintenance Yard Facilities Project.

**4.9. Approval to Expand Fehr and Peers' Scope of Work for the Update of the City of Dublin Bicycle and Pedestrian Master Plan [\[STAFF REPORT\]](#)**

The City's on-call consultant, Fehr & Peers, is currently finalizing the City's Bicycle and Pedestrian Master Plan under a scope of work approved by the City Council in June 2012. It has become necessary to expand the original scope of work, due to additional outreach, analysis and revisions that were not initially anticipated. The final draft of the Plan and CEQA Initial Study are nearing completion and will soon be released for public review and comment.

**STAFF RECOMMENDATION:**

Approve an expansion of Fehr & Peers' Scope of Work in the not-to-exceed amount of \$21,875 for the update of the City of Dublin Bicycle and Pedestrian Master Plan and authorize the City Manager to sign Purchase Order.

**4.10 Bid Results for Fallon Sports Park - Phase II Preschool Relocation Contract #14-07 [\[STAFF REPORT\]](#)**

The City Council is being asked to reject the bid submitted for the Fallon Sports Park Phase II Preschool Relocation project due to the significant difference between the contractor's bid and the Engineer's Estimate.

**STAFF RECOMMENDATION:**

Adopt a **Resolution** Rejecting Bid Submitted By Suarez and Munoz Construction, Inc. for Contract No. 14-07 Fallon Sports Park Phase II – Preschool Relocation.

**5. WRITTEN COMMUNICATION – None.**

**6. PUBLIC HEARINGS**

**6.1. Quarry Lane School Phase III expansion - Site Development Review, Planned Development Rezoning and related Stage 1/2 Development Plan Amendment, and CEQA Addendum [\[STAFF REPORT\]](#)**

The Applicant is requesting approval of Site Development Review, an amendment to the Stage 1 and 2 Planned Development Zoning District, and approval of a CEQA Addendum to accommodate a new 13,102 square foot, two-story cafeteria and science building and a future expansion area of up to 4,000 square feet in Building 1, on the existing 10-acre school site.

**STAFF RECOMMENDATION:**

Conduct the public hearing, deliberate, and adopt a **Resolution** Adopting an Addendum for the Quarry Lane School Phase III Expansion at 6363 Tassajara Road; waive the first reading and INTRODUCE an Ordinance Amending the Zoning Map to Rezone the Quarry Lane School Site to a Planned Development Zoning District and Approving the Related Stage 1/2 Development Plan Amendment for the Quarry Lane School Phase III Expansion; and adopt a **Resolution** Approving Site Development Review for a New 13,102 Square Foot Building at Quarry Lane School 6363 Tassajara Road.



7. **UNFINISHED BUSINESS** – None.

8. **NEW BUSINESS**

8.1. **General Municipal Election – November 4, 2014** [\[STAFF REPORT\]](#)

The City Council will consider requesting the Alameda County Board of Supervisors consolidate the City of Dublin General Municipal Election with the Statewide General Election (Attachment 1). The next Municipal Election will be on Tuesday, November 4, 2014. Offices to be voted on shall be one (1) Mayor and two (2) Councilmembers. The Mayor serves a two-year term and Councilmembers serve four-year terms. The City Councilmembers will determine whether the statement of qualifications which each candidate is allowed to place in the sample ballot should be a maximum of 200 or 400 words and whether the City or each candidate should pay the costs associated with printing his/her candidate statement.

**STAFF RECOMMENDATION:**

1) Adopt a **Resolution** Calling for a General Municipal Election to be Held in the City of Dublin on November 4, 2014; Requesting the Alameda County Board of Supervisors Consolidate the City of Dublin General Municipal Election with the Statewide General Election and Authorizing Certain Procedural Matters; 2) Adopt a **Resolution** Adopting Regulations for Candidates for Elective Office Pertaining to Candidate's Statement and the Costs Thereof for the General Municipal Election to be Consolidated with the Statewide General Election to be Held on Tuesday, November 4, 2014; and 3) Affirm Resolution Encouraging Candidates to Use the Code of Fair Campaign Practices.

8.2. **Presentation of Certificate of Sufficiency of Petition for the "Dublin Open Space Initiative of 2014" and Consideration of Potential Actions on Initiative** [\[STAFF REPORT\]](#)

The City Clerk will present the City Council with Certificate of Sufficiency of Petition for the "Dublin Open Space Initiative of 2014." The City Council will then be asked to exercise its ministerial duty relating to the initiative and take one of three actions: 1) Adopt the proposed initiative ordinance without alteration, or 2) Place a proposed initiative ordinance on the November 4, 2014 ballot, or 3) Order a staff report before making a decision as to whether place the initiative on the ballot or adopt the ordinance. (Ministerial action exempt from CEQA.)

**STAFF RECOMMENDATION:**

Consistent with its ministerial duty under the Elections Code, take one of three actions: 1) Adopt the proposed initiative ordinance without alteration; **OR**, 2) Adopt a **Resolution** Ordering the Submission to the Qualified Electors of the City of Dublin an Ordinance titled the "Dublin Open Space Initiative" at the General Municipal Election to be held on Tuesday November 4, 2014 and Providing for Submission of Ballot Arguments and Rebuttals; **OR**, 3) Order a report concerning potential fiscal, general plan and zoning, land use, infrastructure, and other impacts of the initiative before taking any other action.

8.3. **Presentation of Certificate of Sufficiency of Petition for the "Let Dublin Decide Initiative of 2014" and Consideration of Potential Actions on Initiative** [\[STAFF REPORT\]](#)

The City Clerk will present the City Council with Certificate of Sufficiency of Petition for the "Let Dublin Decide Initiative of 2014." The City Council will then be asked to exercise its ministerial duty relating to the initiative and to take one of three actions: 1) Adopt the proposed initiative ordinance without alteration, or 2) Place the proposed initiative ordinance on the November 4, 2014 ballot, or 3) Order a staff report before making a decision as to whether to place the initiative on the ballot or adopt the ordinance. (Ministerial action exempt from CEQA.)

**STAFF RECOMMENDATION:**

Consistent with its ministerial duty under the Elections Code, take one of three actions: 1) Adopt the proposed initiative ordinance without alteration; **OR**, 2) Adopt a **Resolution** Ordering the Submission to the Qualified Electors of the City of Dublin an Ordinance titled the, "Let Dublin Decide Initiative," at the General Municipal Election to be Held on Tuesday November 4, 2014 and Providing for Submission of Ballot Arguments and Rebuttals; **OR**, 3) Order a report concerning potential fiscal, general plan and zoning, land use, infrastructure, and other impacts of the initiative before taking any

other action.

9. **OTHER BUSINESS** - Brief INFORMATION ONLY reports from Council and/or Staff, including Committee Reports and Reports by Council related to Meetings Attended at City Expense (AB1234).
10. **ADJOURNMENT** - In memory of Staff Sgt. Sean Diamond and our fallen troops.

This AGENDA is posted in accordance with Government Code Section 54954.2(a)

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*Agenda Printed 5/30/2014 5:14 PM*

#### Mission

*The City of Dublin promotes and supports a high quality of life which ensures a safe and secure environment that fosters new opportunities.*

#### Vision

*Dublin is a vibrant city committed to its citizens, natural resources, and cultural heritage. As Dublin grows, it will balance history with progress, to sustain an enlightened, economically balanced and diverse community.*

*Dublin is unified in its belief that an engaged and educated community encourages innovation in all aspects of City life, including programs to strengthen our economic vitality, and support environmental stewardship and sustainability through the preservation of our natural surroundings. Dublin is dedicated to promoting an active and healthy lifestyle through the creation of first-class recreational opportunities, facilities and programs.*